

TOPIC	DISCUSSION / ASSESSMENT / FINDINGS	ACTION
Attendance	Commissioner/Staff Present: Port Commissioners (PCs) James Herman, William Schmitt, Wayne Vinyard; Executive Director (ED) Marc Thornsby; and Administrative Assistant/Port Auditor (AA/PA) Margie Ziegler. PC/Staff Absent: None. Guests Present: Jeanette Fentie and Nina Vinyard.	Meeting called to order by PC Vinyard at 4:34 PM.
Administrative Matters Approval of Minutes Approval of Vouchers	Minutes – April 21, 2015. Vouchers – April 29, 2015, #26101-26113, \$26,126.92. Payroll Vouchers – May 05, 2015 #26114-26115, D11231-D11246, \$11,082.62. Vouchers – May 19, 2015, #26118-26138, \$17,514.40. Payroll Vouchers – May 20, 2015, #26116-26117, D11247-D11253, \$9,893.53.	PC Herman M to approve the minutes, PC Schmitt S, MP 3-0. PC Herman M to approve the vouchers, PC Schmitt S, MP 3-0.
Old Business	None	
New Business Marina Way Walking Path	ED Thornsby noted that each PC took the opportunity to walk the Marina Way walking path since the last meeting and provided the PC with the recent history of the path. PC Schmitt said there is little the Port can do that won't cost a lot of money and noted that there are no funds budgeted for the path. Thornsby talked about filling some low spots and removing one of the remaining trees crowding the path. Thornsby noted that the path would be better described as a trail.	

New Business continued...
Marina Way Walking Path
continued...

Schmitt cautioned that grading the path would just make it a mess. Thornsbury added that grading is a challenge because of the elevation of the path relative to the new elevation of Marina Way after paving it in 2013. PC Vinyard stated that the base of the path is pretty good and grading the soil would just bring more rocks to the surface. He added that it is an all-purpose trail not suitable for some uses such as strollers and that to do it right, the Port would need to put down a new surface that could be graded in the future.

Schmitt said the current surface would need to be sprayed with herbicide and then overlaid with gravel. Jeanette Fentie said the trail was in good shape before the work on Marina Way, noting that she did not like the large bark that was previously used. PC Herman said he would love to have walking paths at the Port, but noted that something would have to be done to keep the crushed rock in place and cautioned that it could easily turn into an expensive project. Fentie said that the original desire was to have an ADA trail around the lake.

Schmitt said there is a plan for a future path, but it will take considerable money to construct. Herman noted that the Port had twice asked voters to maintain the former levy rate and had received little support. Vinyard explained that the absence of a constructed path is not an oversight and is, in fact, in the Port's plans, but it is a matter of limited funds.

Fentie asked for the speed limit to be lowered on Marina Way. Herman said he is not inclined to support a lower speed limit. Thornsbury noted there are problems getting drivers to observe the current speed limit, much less a lower one. Fentie asked about better enforcement. Thornsbury explained that the area is outside the jurisdiction of the Bingen-White Salmon Police and that the Sheriff's Office is subject to budget constraints as well and, given the territory to cover, cannot have a deputy at the Port on a regular basis.

<p>New Business continued... Marina Way Walking Path continued...</p>	<p>Fentie said a friend had twisted her ankle on the current path and does not feel stable walking on it. Fentie asked if the weeds could be trimmed and the grass mowed. Thornsbery noted that the path currently gets mowed on a regular basis. Vinyard said the path looks good. Schmitt noted there are areas that could be filled, dirt but it will take a little time to fix. Herman said the path could be tilled and raked, but expressed concern doing so could make its condition worse instead of better. Thornsbery said that staff will look into filling any holes.</p>	
<p>Bingen Point Flood Elevations</p>	<p>ED Thornsbery noted that FEMA may review this area in 2015, but the extent of that review will be largely dependent upon funding. Thornsbery added that there is also discussion at the national level regarding a federal flood risk management standard and the Pacific Northwest Waterways Association (PNWA) is engaged in that discussion. Thornsbery stated his expectation that the 2015 fill project will be completed in the fall and then the Port will submit a Letter of Map Revision-Fill (LOMR-F) to update the Flood Insurance Rate Map (FIRM) so it is accurate with respect to the fill work completed to date. PC Vinyard expressed dismay that the U.S. Army Corps of Engineers (USACE) has changed its estimated flood plain elevations several times.</p> <p>Discussion followed regarding flood control measures and the potential impact of the Columbia River Treaty with Canada. Thornsbery said he wants to make sure the Port and the Federal Emergency Management Administration (FEMA) has solid data before any change is made to the flood elevations for Bingen Point. Thornsbery noted that, with the exception of Building 1A, the elevations of all other buildings at Bingen Point are above either the 500-year flood plain or the 100-year flood plain, depending on whether FEMA or USACE elevation numbers are used.</p>	
<p>Bingen Point Site Development I Plan</p>	<p>ED Thornsbery explained the 2009 permit for infrastructure improvements and noted the permit was good for five years with a one year extension. Thornsbery stated that, although the plans at that time</p>	

<p>New Business continued... Bingen Point Site Development I Plan continued...</p>	<p>were a good step forward, they were incomplete and explained that the current plan includes everything that needs to be completed at Bingen Point. Thornsbery asked the PC if there were any questions or objections to moving forward with permitting.</p> <p>PC Schmitt asked about the retaining wall along Marina Way. PC Herman asked why there are two properties identified as "Lot 8" on the drawings. Thornsbery noted that both elements were in error and would be corrected in the final plans. Thornsbery also noted that fill material from their water line project is being placed on Lot 9 by Crestline Construction. Schmitt stated the County will be doing more work in High Prairie and that this might present an opportunity for fill from the County. Thornsbery said that the County remains short of fill at the proposed gun range site and any additional material would likely go there first.</p>	
<p>Surplus Property Disposal</p>	<p>AA/PA Ziegler said an additional pitchfork and a plastic chair mat have been added to the list.</p>	<p>PC Schmitt M to approve the surplus items list for disposal, PC Herman S, MP.</p>
<p>Executive Director's Report 1211 Bingen Point Bldg Lease</p>	<p>ED Thornsbery said the 1211 Building has been leased by a small manufacturer from North Carolina and noted that the Port's improvements to the building, such as improved electrical service, are now bearing fruit. Thornsbery pointed out that being able to take advantage of economic development opportunities like this one are why the Port needs vacant space. Thornsbery added that the Port should consider constructing a new building at Bingen Point or Dallesport. Discussion followed.</p> <p>Thornsbery observed that there is a lack of small industrial space available in the area and suggested that developing facilities to foster economic growth when the private sector cannot or will not do so is a key aspect of the Port's mission. Thornsbery reminded the PC that</p>	

<p>Executive Director's Report continued... 1211 Bingen Point Bldg Lease continued...</p>	<p>Bingen Point started out with a single small industrial building and argued that constructing such a facility at Dallesport could lead to similar growth.</p>	
<p>RAMCo EPA Claim</p>	<p>ED Thornsby explained that the insurance companies made a counteroffer to EPA and EPA rejected it so it is now up to the insurance companies to respond. Thornsby expressed his belief that the issue is nearing either a settlement or litigation.</p>	
<p>Dallesport Industrial Park Future Development</p>	<p>ED Thornsby suggested the Port develop a comprehensive infrastructure improvement plan for Dallesport similar to the one developed for Bingen Point. Thornsby noted that the sewer line between Dock Rd. and Dow Rd. along the proposed Ford Ave. could be relocated to the east if a large track of land were needed for development. Thornsby explained that the Port would likely have to pay to relocate the line and would have to convert Ford Ave. from a through street to a cul-de-sac.</p>	
<p>Commissioners Reports</p>	<p>PC Vinyard said he attended the Klickitat County EDA meeting. Vinyard gave an update on various projects, noted that a tissue paper plant might locate at the old Goldendale Aluminum site, and explained that funding for the U.S. Dept of Commerce has been cut.</p> <p>PC Schmitt said he attended the MCEDD Executive Committee meeting. Schmitt noted that Michael McElwee of the Port of Hood River gave a presentation on One Gorge and explained that the group will not have rules or by-laws, but will put together ad-hoc groups that will speak to legislators regarding specific issue. Schmitt stated that MCEDD could not be a part of One Gorge because it cannot engage in lobbying. He added that the Interim Executive Director of the Gorge Commission is not part of One Gorge, but the Commission is sending a person to sit in on One Gorge meetings.</p>	

Commissioners Reports continued...	The PC asked if the Port had received a response to the letter sent to the Ruckelshaus Center. ED Thornsbury stated no response had been received and it is unlikely one will be forthcoming.	
Public Comment	None	
Adjournment	PC Vinyard adjourned the PC Meeting at 6:13 PM.	

Approved on July 7, 2015
 (Date)

Marc Thornsbury
 Marc Thornsbury, Executive Director

Margie Ziegler
 Margie Ziegler, Administrative Assistant

Jim Herman
 Jim Herman, Secretary